

IN RE: PETITION FOR ZONING VARIANCE  
W/S Pulaski Highway, 460' E  
of Middle River Road  
(9616 Pulaski Highway)  
15th Election District  
6th Councilmanic District  
Melvyn E. Engle, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-423-SPHA

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve more than one owner/caretaker's residence on the subject property, and variances to permit a rear yard setback of 15 feet in lieu of the required 30 feet for Building "D", a front yard setback of 20 feet for Buildings "A" and "B" and a front yard setback of 10 feet for Buildings "C" and "D", all in lieu of the required 50 feet, and a distance between buildings of 40 feet in lieu of the required 100 feet for both existing and proposed buildings, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by Maxwell R. Collins, II, Esquire. Also appearing on behalf of the Petitioners were Timothy and Martin Engle, Petitioners' sons, and Donald D. Smith, Architect. There were no Protestants.

Testimony indicated that the subject property, known as 9619 Pulaski Highway, consists of 1.2741 acres more or less zoned M.L.-C.S.-1 and is the site of the Star Motel which is currently comprised of 19 motel units, 2 caretakers' residences, and 1 office/support building. Said property was purchased by Melvyn Engle's father in 1958 and at that time consisted of those buildings that exist today as depicted in Petitioner's Exhibit 1. Testimony indicated that the subject property was developed with the motel use in the early 1950s. Mr. Engle testified that his father

conveyed the property to him and his wife in the 1970s and that since that time, Mr. & Mrs. Engle, along with their two sons, have continued to operate the motel. In an effort to upgrade the image and quality of the subject property, Petitioners propose modifications to existing Buildings "B" and "D" and include provisions for 38 motel units, 1 additional caretaker's residence, for a total of 3 caretakers' residences on the property, and office/support space. Testimony and evidence presented by Petitioners indicates that the granting of the variances for the proposed improvements will not result in any detriment to the health, safety or general welfare of the surrounding uses. To support their position, Petitioners submitted photographs of the adjoining property to the rear which is an industrial warehouse building under construction. All of the variances, with the exception of the 15-foot rear yard setback for Building "D" are variances necessitated by the distances between the interior buildings on the lot. The distances between the proposed modifications and existing improvements are similar to and in some instances smaller than those created by the existing buildings which will be removed and/or modified. Petitioners argued that denial of the variances would result in practical difficulty and unreasonable hardship due to the layout of the existing buildings and the nature of the operation.

With respect to the relief requested in the special hearing, testimony indicated that the caretakers' residences requested for Buildings "A", "B" and "C" are required to meet the needs of all family members involved in the operation of the motel. Testimony indicated that currently, the Petitioners, along with their two sons and the wife of one, reside in the existing two story residence in Building "A" as depicted in Petitioner's Exhibit 1. The Petitioners' father, the original owner and opera-

tor of the premises, resides in the existing 1 story caretaker's residence in Building "C". Testimony indicated that the office and caretaker's residence to be built as part of proposed building "B" will provide housing for one of the sons. Both sons are officers of the corporation and share in the responsibility for managing the motel, 7 days a week, 24 hours a day. All testimony presented by the Petitioners indicated that the caretakers' residences at all times shall be the residences of those individuals involved in the day to day operations of the motel business. The Petitioners agreed to supply evidence to the Zoning Commissioner's Office upon reasonable request that such use in Buildings "B", "C" and "D" is for a caretaker's residence.

In response to the Zoning Plans Advisory Committee comments submitted by Charles Rose, Acting Chief of the Engineering Access Permits Division of the State Highway Administration, dated April 9, 1990, Petitioners have agreed to revise their site plan in an attempt to comply with their requests. Said plan shall be submitted to the State Highway Administration for approval.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the Petitions for Special Hearing and Variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of May, 1990 that the Petition for Special Hearing to approve more than one owner/caretaker's residence on the subject property, and the Petition for Zoning Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet for Building "D", a front yard setback of 20 feet for Buildings "A" and "B" and a front yard setback of 10 feet for Buildings "C" and "D", all in lieu of the required 50 feet, and a distance between buildings of 40 feet in lieu of the required 100

feet for both existing and proposed buildings, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, a landscape plan shall be prepared and submitted to the Deputy Director of Planning and the Baltimore County Landscape Planner for review and approval. A copy of the approved plan shall be submitted to this office for inclusion in the case file.
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- 4) The caretakers' residences approved herein shall exist only as long as said residences are used and occupied by Petitioners' family members involved in the care and management of the motel business. Upon request and reasonable notice by the Zoning Commissioner's Office, Petitioners shall submit proof of same.
- 5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

May 18, 1990

Maxwell R. Collins, II, Esquire  
305 W. Chesapeake Avenue, Suite 510  
Townson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
W/S Pulaski Highway, 460' E of Middle River Road  
(9616 Pulaski Highway)  
15th Election District - 6th Councilmanic District  
Melvyn E. Engle, et ux - Petitioners  
Case No. 90-423-SPHA

Dear Mr. Collins:

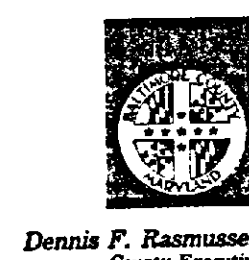
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs  
cc: People's Counsel  
File



Dennis F. Rasmussen  
County Executive

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-423-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve more than one residence for the family of the Owner/Caretaker living on a use permitted in 253.1.G, as stipulated in paragraph 253.1.F.2.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Melvyn E. Engle (Type or Print Name) Signature Pearl L. Engle (Type or Print Name) Signature	MAP AEG-4 E-4 A.D. 15-14 DATE 5/18/90 300 1000 SP-CE-7
Attorney for Petitioner: Maxwell R. Collins, II (Type or Print Name) Signature Address City and State	6919 Pulaski Highway Address Baltimore, MD 21220 City and State	687-3169 Phone No.
Name, address and phone number of legal owner, contract purchaser or representative to be contacted Donald D. Smith, Architect Name 1010 Saint Paul Street Address 21202 City and State	685-4900 Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of May, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25 day of April, 1990 at 2 o'clock P.M.

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner of Baltimore County

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-423-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 and thereby Section 238.1 and 238.2 to permit a 15-foot rear yard setback for Building "D" in lieu of the required 30 feet; From Section 102.2 to permit a front yard setback of 20 feet for Buildings "A" and "B" and a front yard setback of 10 feet for Buildings "C" and "D", both in lieu of the required 50 feet; and from Section 102.2 to permit a 40 foot separation between buildings in lieu of the maximum required 100 feet. The Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) A need exists in this market for additional motel rooms. Owner desires to upgrade and expand his facility to respond to the market demand. However, zoning has been placed on the property which requires greater setbacks than those required when the buildings were constructed. It is therefore a practical difficulty to add units and provide sufficient parking unless a variance is granted to permit construction within the setbacks required.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Melvyn E. Engle (Type or Print Name) Signature Pearl L. Engle (Type or Print Name) Signature	6919 Pulaski Highway Address Baltimore, MD 21220 City and State
Attorney for Petitioner: Maxwell R. Collins, II (Type or Print Name) Signature Address City and State	6919 Pulaski Highway Address Baltimore, MD 21220 City and State	687-3169 Phone No.
Name, address and phone number of legal owner, contract purchaser or representative to be contacted Timothy Engle Name 9619 Pulaski Highway Address Baltimore, MD 21204-4478 City and State	687-3169 Phone No.	

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*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner of Baltimore County











# Lapicki-Smith ASSOCIATES, P.A.

2 May, 1990

MARYLAND DEPARTMENT OF TRANSPORTATION  
State Highway Administration  
707 North Calvert Street  
Baltimore, Maryland 21203-0717

Attn: Mr. Charles Rose, Acting Chief  
Engineering Access Permits Division

Re: The Star Motel  
Melvyn E. Engle et al Property  
9619 Pulaski Highway  
LSA No. 89.13

Mr. Rose,

In regard to your letter of 9 April, 1990 to Mr. J. Robert Haines concerning Item No. 270, we herewith enclose a sketch prepared by this. We believe that the proposed revision to our plan satisfies your requirements, and still supplies the required number of parking spaces to support the anticipated development.

The Deputy Zoning Commissioner has indicated in public hearing that she requires your approval of said sketch before accepting same. Please accept this submission as a request for your approval, and please provide same in writing to the Zoning Commissioner.

Should you have any questions, please contact the undersigned at 685-4900.

Sincerely yours,

Donald D. Smith,  
President

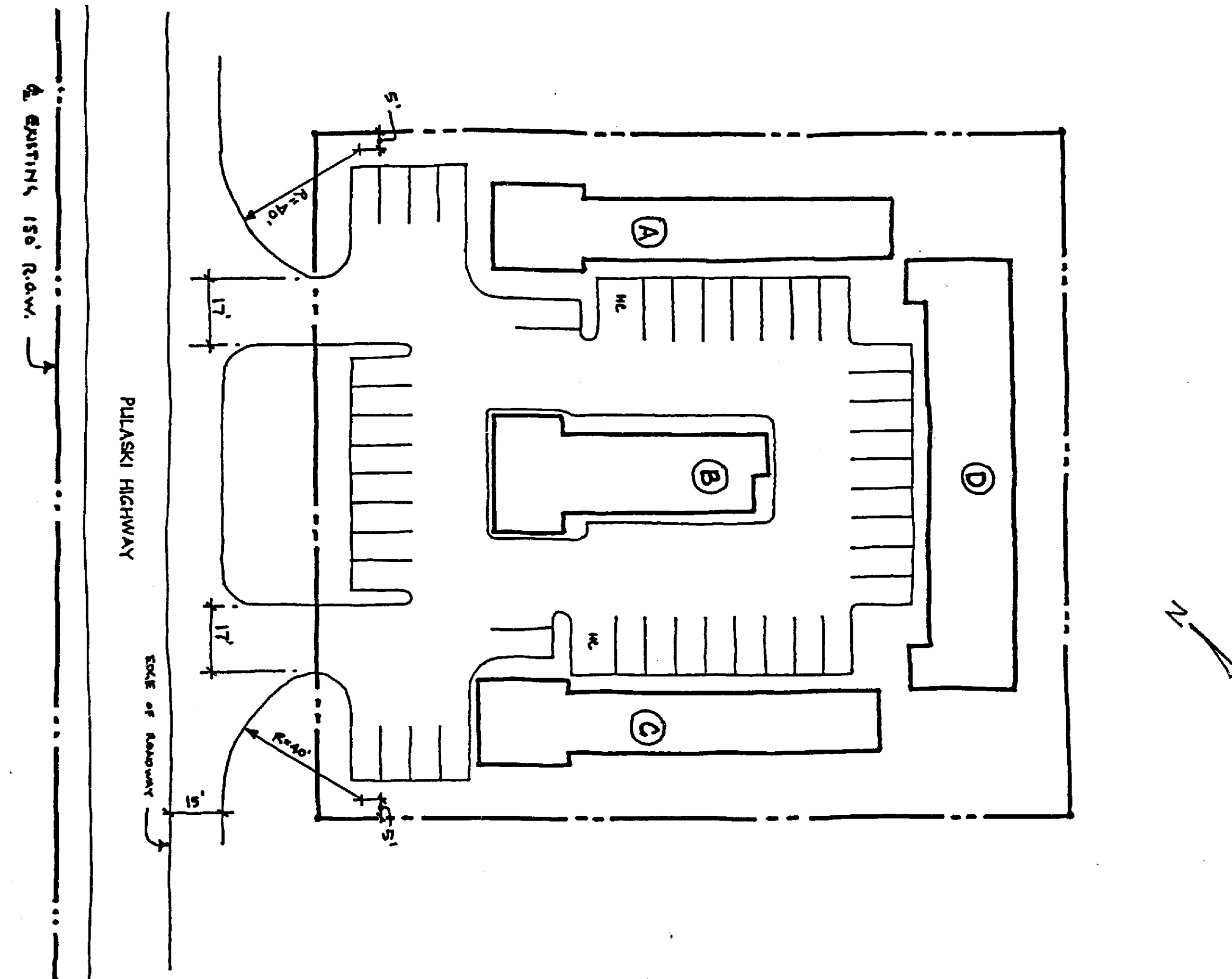
Enc.  
cc: James Dyer  
Tim Engle  
Maxwell Collins  
DEC, Inc.  
James Ogle

1010 ST. PAUL STREET • BALTIMORE, MARYLAND 21202 • 301-685-4900

RECEIVED  
MAY 6 1990

ZONING OFFICE

THE STAR MOTEL  
LAPICKI-SMITH ASSOC.  
25 MAR 1990  
PETITIONER'S

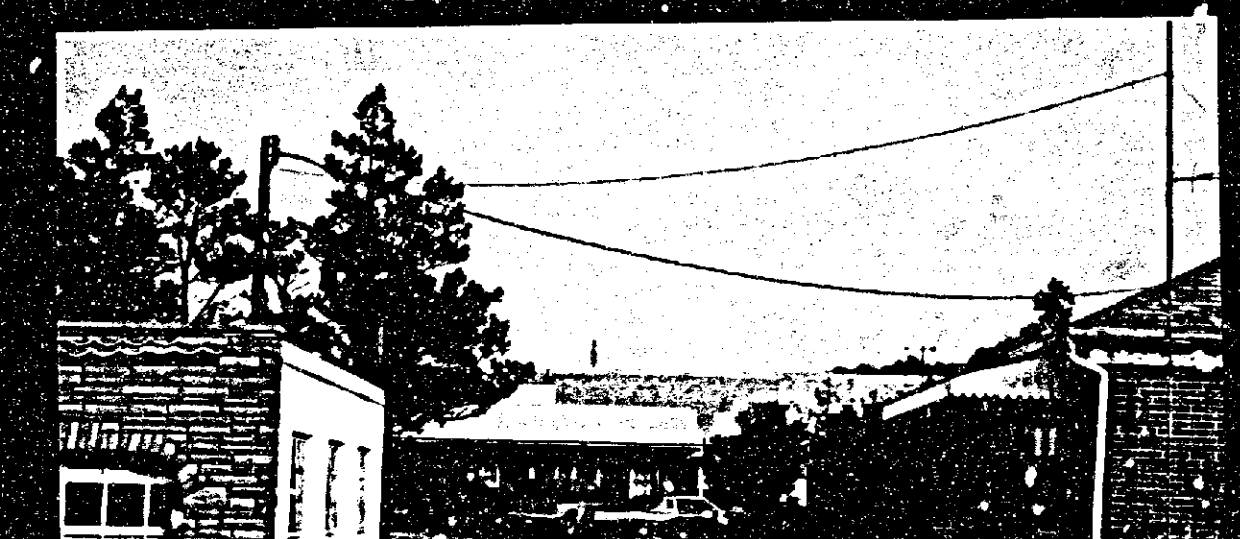


PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Michael Collins, Jr.  
Melvyn E. Engle  
Donald D. Smith  
Timothy Engle  
Maxwell Collins  
Pearl L. Engle

ADDRESS  
9619 Pulaski Hwy, Balto, MD 21220  
1010 St. Paul Street, Baltimore, MD 21202  
9619 Pulaski Hwy, Balto, MD 21220  
9619 Pulaski Hwy, Balto, MD 21220  
9619 Pulaski Hwy, Balto, MD 21220



# MDOT Maryland Department of Transportation State Highway Administration

Richard H. Trainor  
Secretary  
Hal K. Assoff  
Administrator

May 9, 1990

Mr. Donald D. Smith  
Lapicki-Smith Associates  
P.A.  
1010 St. Paul Street  
Baltimore, Maryland 21202

Re: Baltimore County  
The Star Motel  
Melvyn Engle Property  
S/S Pulaski Highway  
US 40-B  
9619 Pulaski Highway

Dear Mr. Smith:

We have received your revised plan for the Star Motel and find that this plan does not meet the requirements as stated in our letter dated April 9th.

All revisions as shown on the attached plan must be shown. If you have any questions, please contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose  
Charles Rose, Acting Chief  
Engineering Access Permits  
Division

LB/es  
attachment

cc: Mr. J. Robert Haines w/att.  
Mr. James Dyer w/att.  
Mr. J. Ogle w/att.

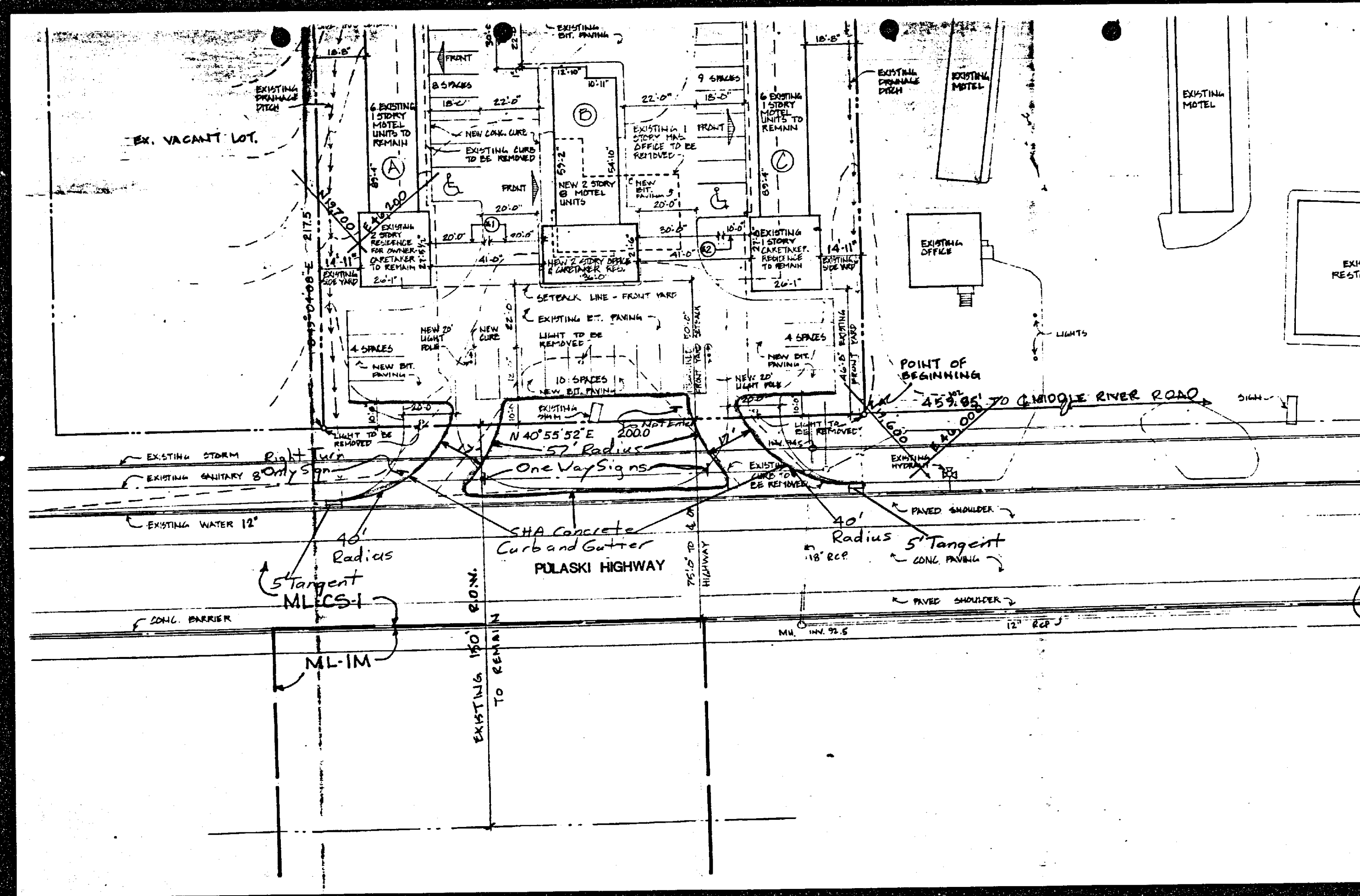
RECEIVED  
MAY 11 1990

ZONING OFFICE

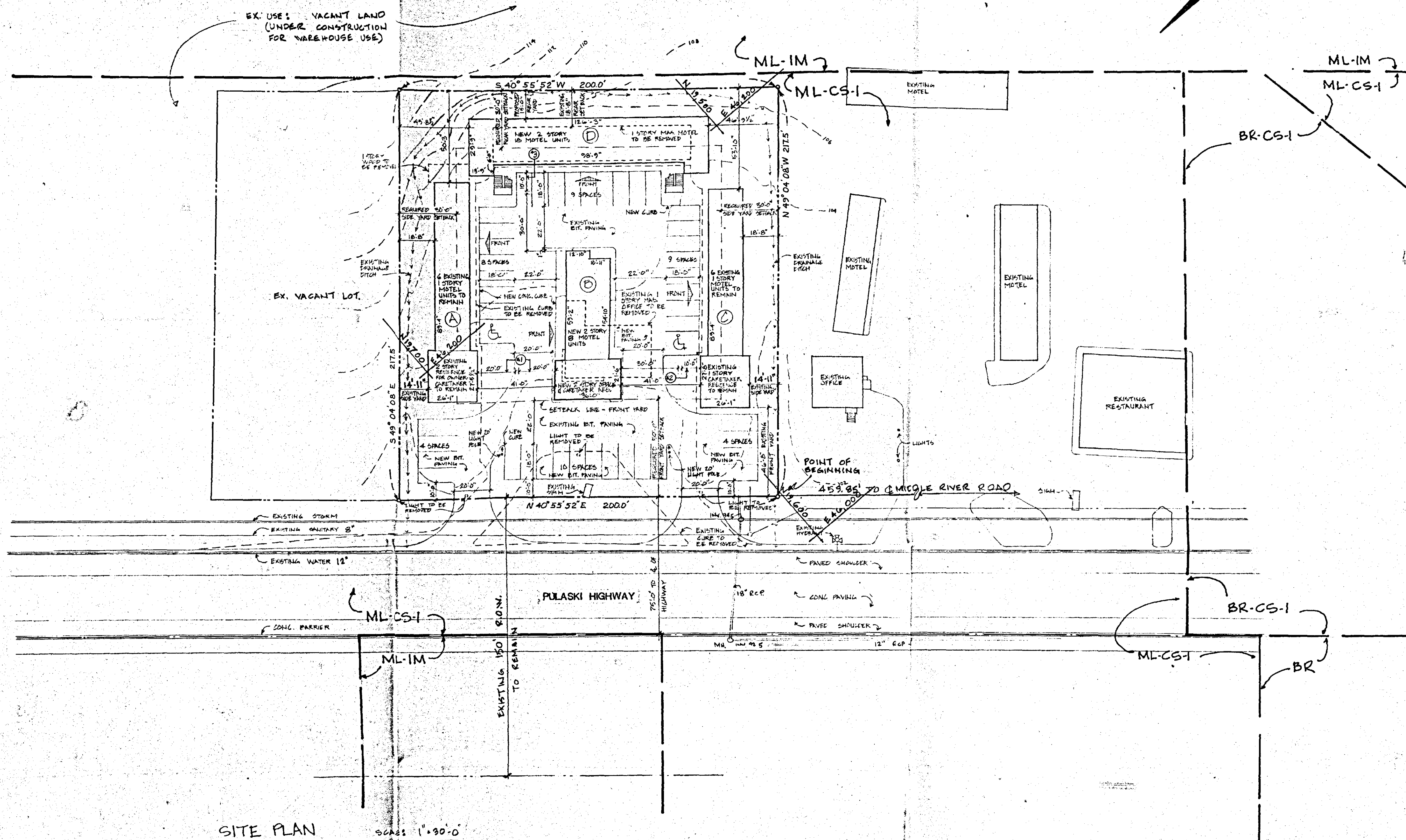
333-1350

My telephone number is (301)

Teletypewriter for Impaired Hearing or Speech  
301-7555 Baltimore Metro - 505-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

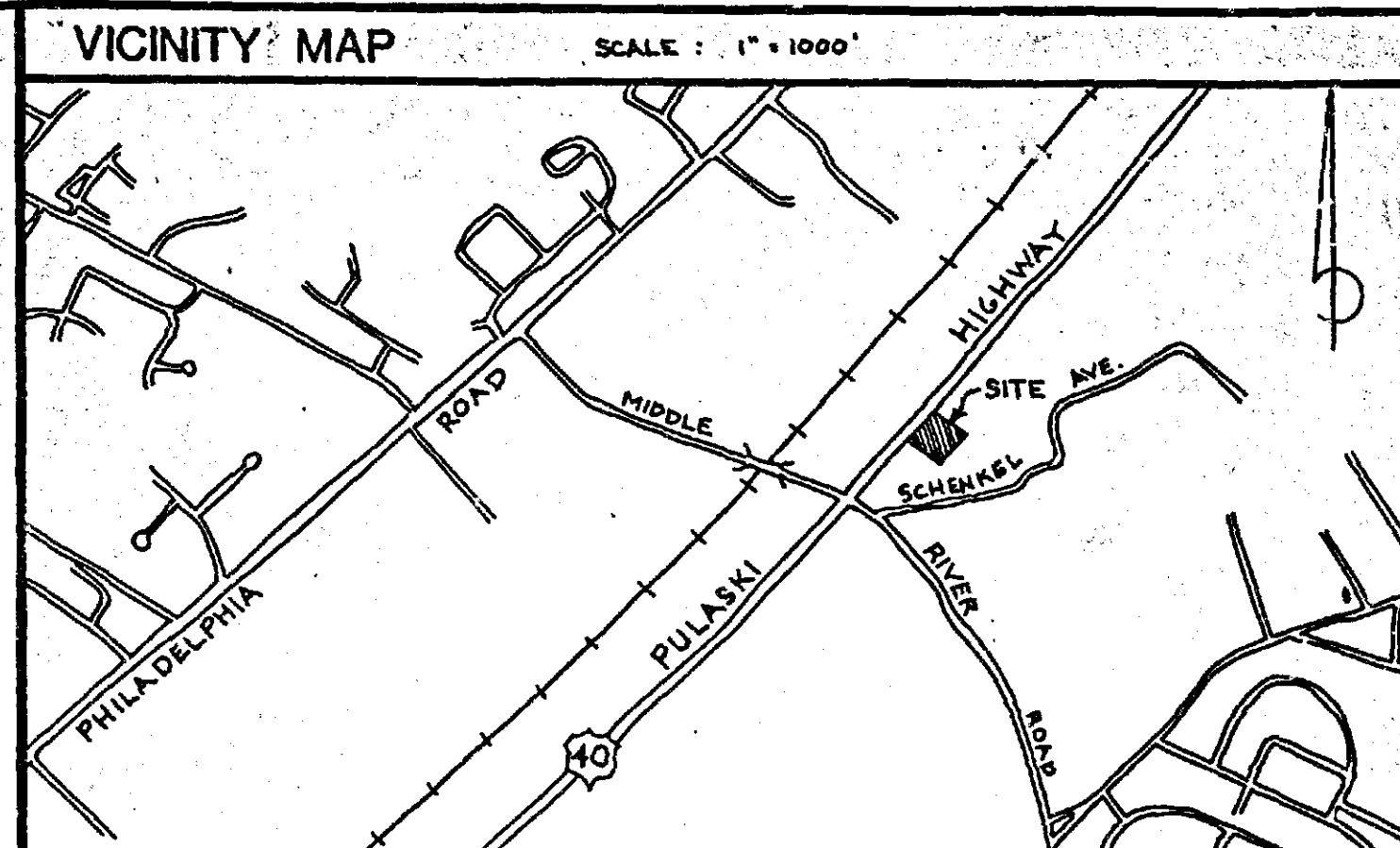






SITE PLAN SCALE: 1" = 30'-0"

**PETITIONER'S  
EXHIBIT 1**



PARKING DATA	
REQUIRED PARKING :	1 SPACE PER MOTEL UNIT 2 SPACES PER CARETAKER QUARTERS UNIT
2 EXIST. CARETAKER QUARTERS	4 SPACES
12 EXISTING MOTEL UNITS	12 SPACES
NEW CARETAKER QUARTERS	2 SPACES
26 NEW MOTEL UNITS	26 SPACES
TOTAL	44 SPACES
HANDICAP REQUIREMENT	2 SPACES

PARKING PROVIDED	
REGULAR SPACES (8'-0" x 18'-0")	42 SPACES
HANDICAP SPACES (13'-0" x 18'-0")	2 SPACES
TOTAL	44 SPACES

- GENERAL NOTES**
- ELECTION DISTRICT 18
  - DEED REFERENCE 5437/469 TAX ACCOUNT NO. 18-09-60082
  - SITE DATA: EXISTING ZONING - ML-CS-1  
SITE AREA (NET) - 43,500 S.F. = 0.9986 ACRES  
SITE AREA (GROSS) - 69,600 S.F. = 1.2741 ACRES
  - FLOOR AREA RATIO:  
PERMITTED: 2.0 x 69,600 S.F. = 139,200 S.F.  
ADJUSTED GROSS FLOOR AREA: 16,220 S.F. = 0.3 F.A.R.
  - EXISTING USE: PROPERTY IS CURRENTLY USED AND OPERATED FULL-TIME AS A MOTEL; INCLUDING (19) MOTEL UNITS, (2) CARETAKER RESIDENCES, AND ONE OFFICE/SUPPORT BUILDING.
  - PROPOSED USE: PROPERTY WILL CONTINUE IN USE AS A MOTEL OPERATED FULL-TIME. EXPANDED FACILITY WILL INCLUDE (26) MOTEL UNITS, (2) CARETAKER RESIDENCES, AND OFFICE SUPPORT SPACE.

**PLAN TO ACCOMPANY ZONING PETITION**

FOR

**THE STAR MOTEL**

9619 PULASKI HIGHWAY BALTIMORE, MD. 21220

**PLAT FOR VARIANCES AND SPECIAL HEARING**

**OWNER/APPLICANT**

MELVIN E. AND PEARL L. ENGLE  
9619 PULASKI HIGHWAY BALTIMORE, MD. 21220  
(301) 687-3169

**ARCHITECT**

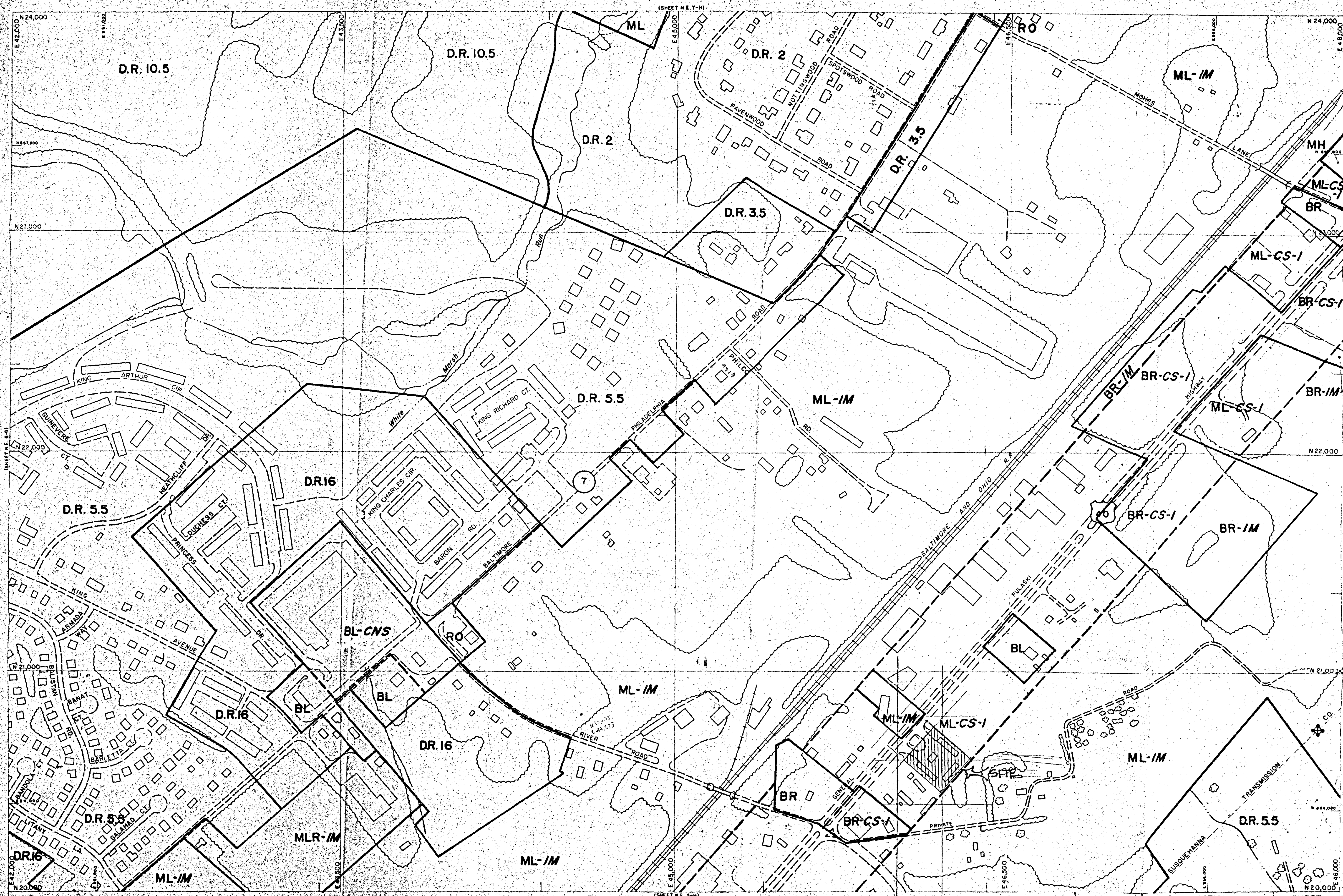
**Lapicki-Smith**  
ASSOCIATES, P.A.  
1010 ST. PAUL STREET, SUITE 21  
BALTIMORE, MARYLAND 21201  
(301) 685-4900

**CIVIL ENGINEER**

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**  
SITE ENGINEERS & SURVEYORS  
6603 YORE ROAD BALTIMORE, MARYLAND 21212


SEAL	REVISIONS	DATE
	210	1-23-90
90-423-SPHA		SHEET





M - SW M - SE  
1 - NW 1 - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-NORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200' ±

---

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
POPLAR

SHEET

N.E.  
6-H

# 270  
90-423-SPHA



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*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

May 18, 1990

Maxwell R. Collins, II, Esquire  
305 W. Chesapeake Avenue, Suite 510  
Townson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
W/S Pulaski Highway, 460' E of Middle River Road  
(9616 Pulaski Highway)  
15th Election District - 6th Councilmanic District  
Melvyn E. Engle, et ux - Petitioners  
Case No. 90-423-SPHA

Dear Mr. Collins:

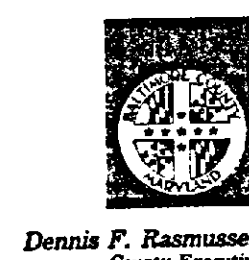
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs  
cc: People's Counsel  
File



Dennis F. Rasmussen  
County Executive

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-423-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve more than one residence for the family of the Owner/Caretaker living on a use permitted in 253.1.G, as stipulated in paragraph 253.1.F.2.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Melvyn E. Engle (Type or Print Name) Signature Pearl L. Engle (Type or Print Name) Signature	MAP AEG-4 E-4 A.D. 15-14 DATE 5/18/90 300 1000 SP-CE-7
Attorney for Petitioner: Maxwell R. Collins, II (Type or Print Name) Signature Address City and State	6919 Pulaski Highway Baltimore, MD 21220 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Donald D. Smith, Architect Name 1010 Saint Paul Street Address 21202 Phone No. 685-4900	687-3169 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of May, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25 day of April, 1990 at 2 o'clock P.M.

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner of Baltimore County

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-423-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 and thereby Section 238.1 and 238.2 to permit a 15-foot rear yard setback for Building "D" in lieu of the required 30 feet; From Section 102.2 to permit a front yard setback of 20 feet for Buildings "A" and "B" and a front yard setback of 10 feet for Buildings "C" and "D", both in lieu of the required 50 feet; and from Section 102.2 to permit a 40 foot separation between buildings in lieu of the maximum required 100 feet. The Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) A need exists in this market for additional motel rooms. Owner desires to upgrade and expand his facility to respond to the market demand. However, zoning has been placed on the property which requires greater setbacks than those required when the buildings were constructed. It is therefore a practical difficulty to add units and provide sufficient parking unless a variance is granted to permit construction within the setbacks required.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Melvyn E. Engle (Type or Print Name) Signature Pearl L. Engle (Type or Print Name) Signature	MAP AEG-4 E-4 A.D. 15-14 DATE 5/18/90 300 1000 SP-CE-7
Attorney for Petitioner: Maxwell R. Collins, II (Type or Print Name) Signature Address City and State	6919 Pulaski Highway Baltimore, MD 21220 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Timothy Engle Name 9619 Pulaski Highway Address 21202 Phone No. 687-3169	687-3169 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day of May, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25 day of April, 1990 at 2 o'clock P.M.

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner of Baltimore County











# Lapicki-Smith ASSOCIATES, P.A.

2 May, 1990

MARYLAND DEPARTMENT OF TRANSPORTATION  
State Highway Administration  
707 North Calvert Street  
Baltimore, Maryland 21203-0717

Attn: Mr. Charles Rose, Acting Chief  
Engineering Access Permits Division

Re: The Star Motel  
Melvyn E. Engle et al Property  
9619 Pulaski Highway  
LSA No. 89.13

Mr. Rose,

In regard to your letter of 9 April, 1990 to Mr. J. Robert Haines concerning Item No. 270, we herewith enclose a sketch prepared by this. We believe that the proposed revision to our plan satisfies your requirements, and still supplies the required number of parking spaces to support the anticipated development.

The Deputy Zoning Commissioner has indicated in public hearing that she requires your approval of said sketch before accepting same. Please accept this submission as a request for your approval, and please provide same in writing to the Zoning Commissioner.

Should you have any questions, please contact the undersigned at 685-4900.

Sincerely yours,

Donald D. Smith,  
President

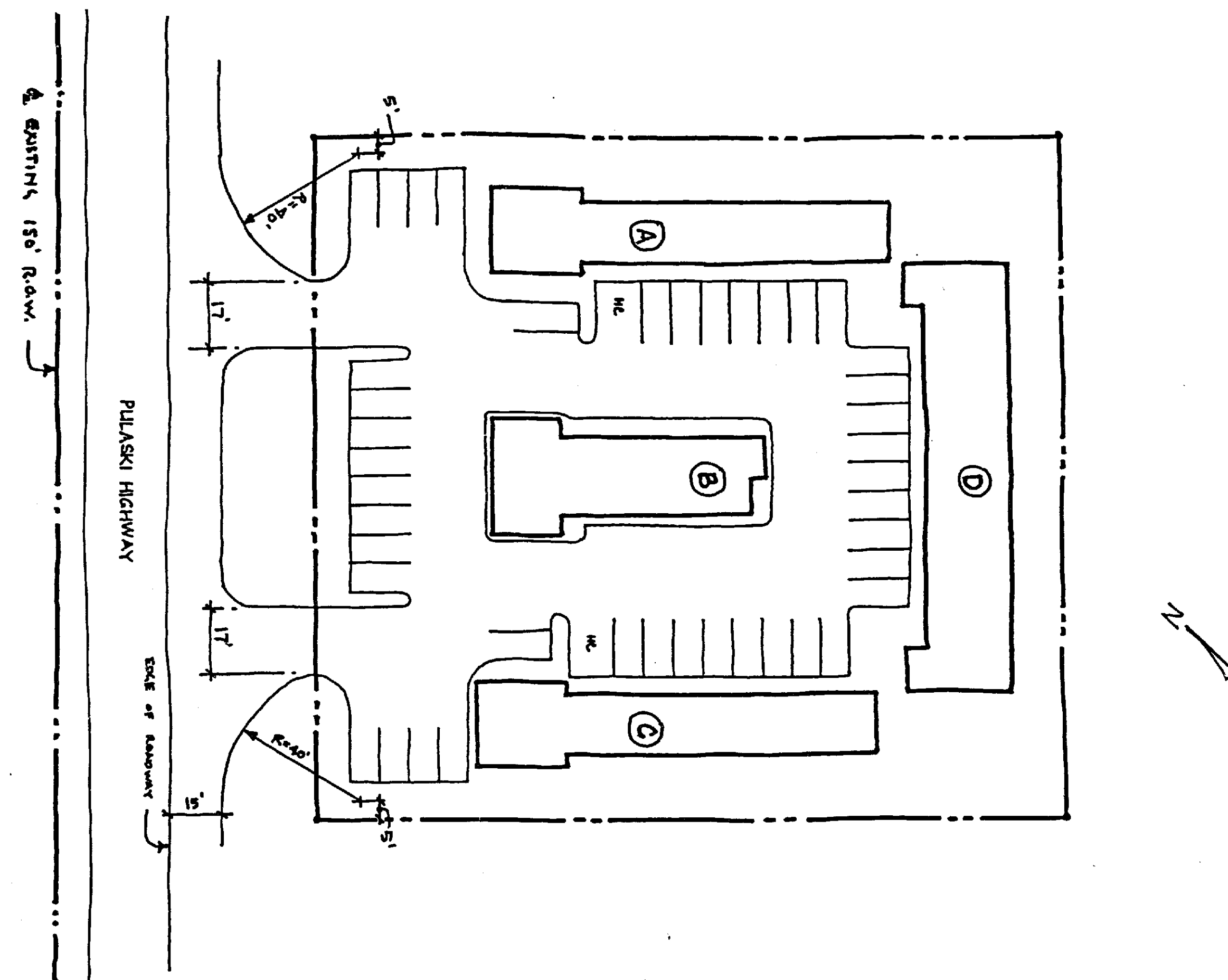
Enc.  
cc: James Dyer  
Tim Engle  
Maxwell Collins  
DEC, Inc.  
James Ogle

1010 ST. PAUL STREET • BALTIMORE, MARYLAND 21202 • 301-685-4900

RECEIVED  
MAY 6 1990

ZONING OFFICE

THE STAR MOTEL  
LAPICKI-SMITH ASSOC.  
25 MAR 1990  
PETITIONER'S

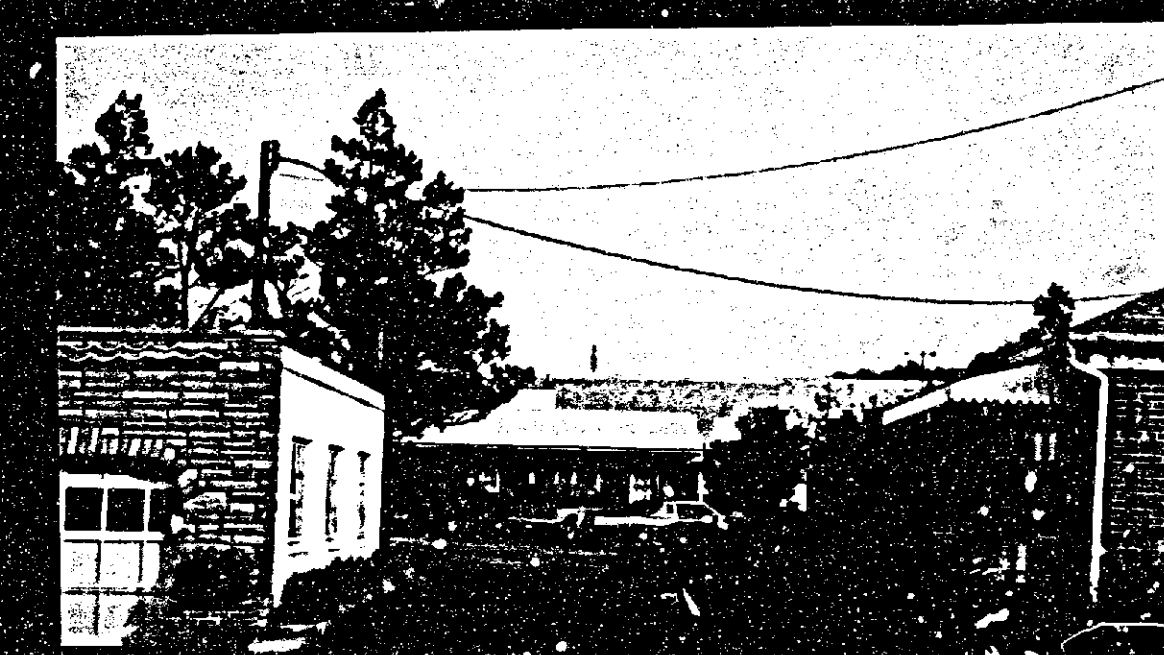
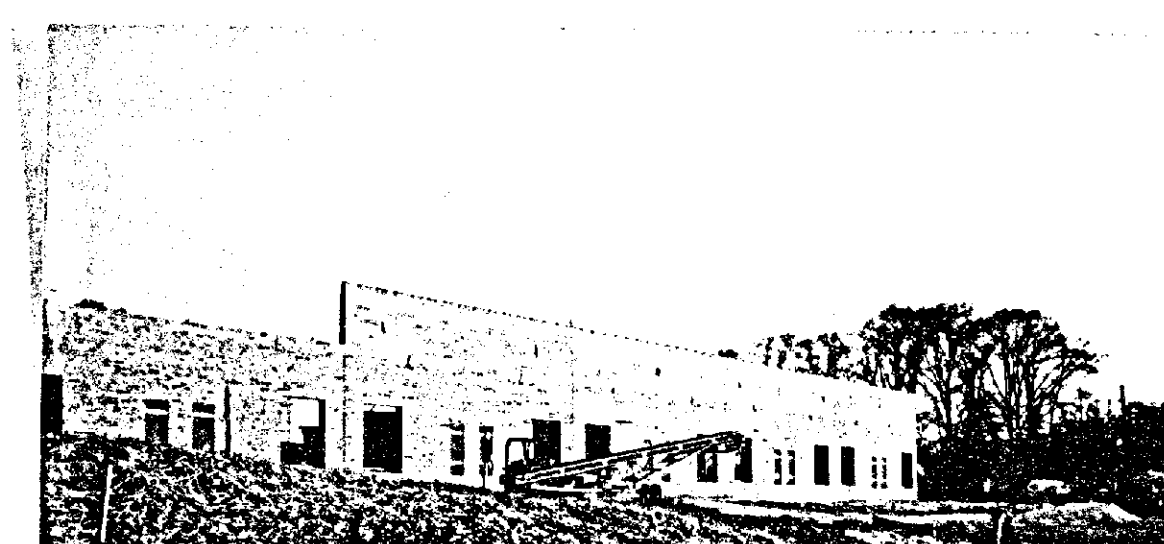


PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Michael Collins, Jr.  
Melvyn E. Engle  
Donald D. Smith  
Timothy Engle  
Maxwell Collins  
Pearl L. Engle

ADDRESS  
9619 Pulaski Hwy, Balto, MD 21220  
1010 St. Paul Street, Baltimore, MD 21202  
9619 Pulaski Hwy, Balto, MD 21220  
9619 Pulaski Hwy, Balto, MD 21220  
9619 Pulaski Hwy, Balto, MD 21220



# MDOT Maryland Department of Transportation State Highway Administration

Richard H. Trainor  
Secretary  
Hal K. Assoff  
Administrator

May 9, 1990

Mr. Donald D. Smith  
Lapicki-Smith Associates  
P.A.  
1010 St. Paul Street  
Baltimore, Maryland 21202

Re: Baltimore County  
The Star Motel  
Melvyn Engle Property  
S/S Pulaski Highway  
US 40-B  
9619 Pulaski Highway

Dear Mr. Smith:

We have received your revised plan for the Star Motel and find that this plan does not meet the requirements as stated in our letter dated April 9th.

All revisions as shown on the attached plan must be shown. If you have any questions, please contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose  
Charles Rose, Acting Chief  
Engineering Access Permits  
Division

LB/es  
attachment

cc: Mr. J. Robert Haines w/att.  
Mr. James Dyer w/att.  
Mr. J. Ogle w/att.

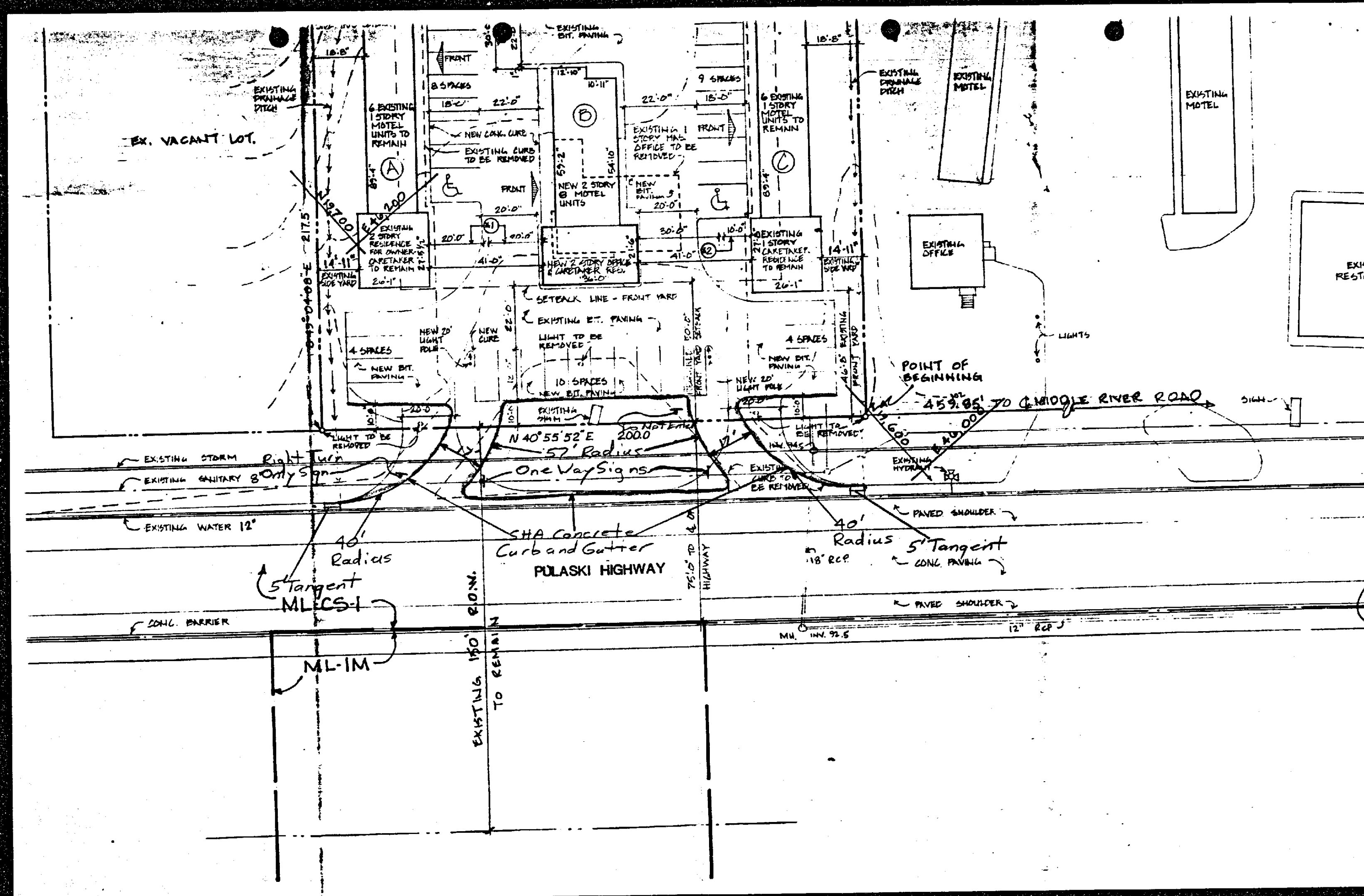
RECEIVED  
MAY 11 1990

ZONING OFFICE

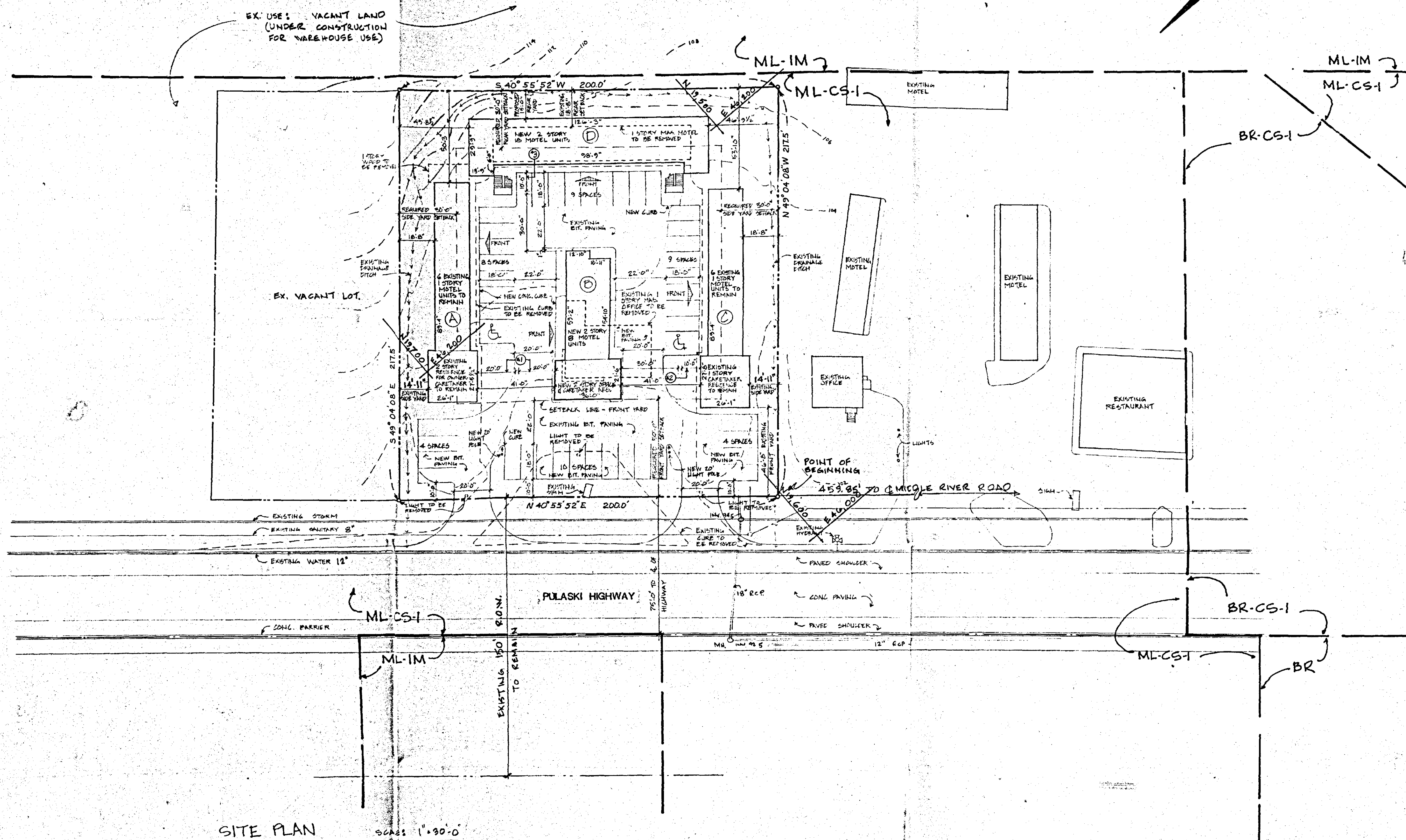
333-1350

My telephone number is (301)

Teletypewriter for Impaired Hearing or Speech  
301-7555 Baltimore Metro - 505-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

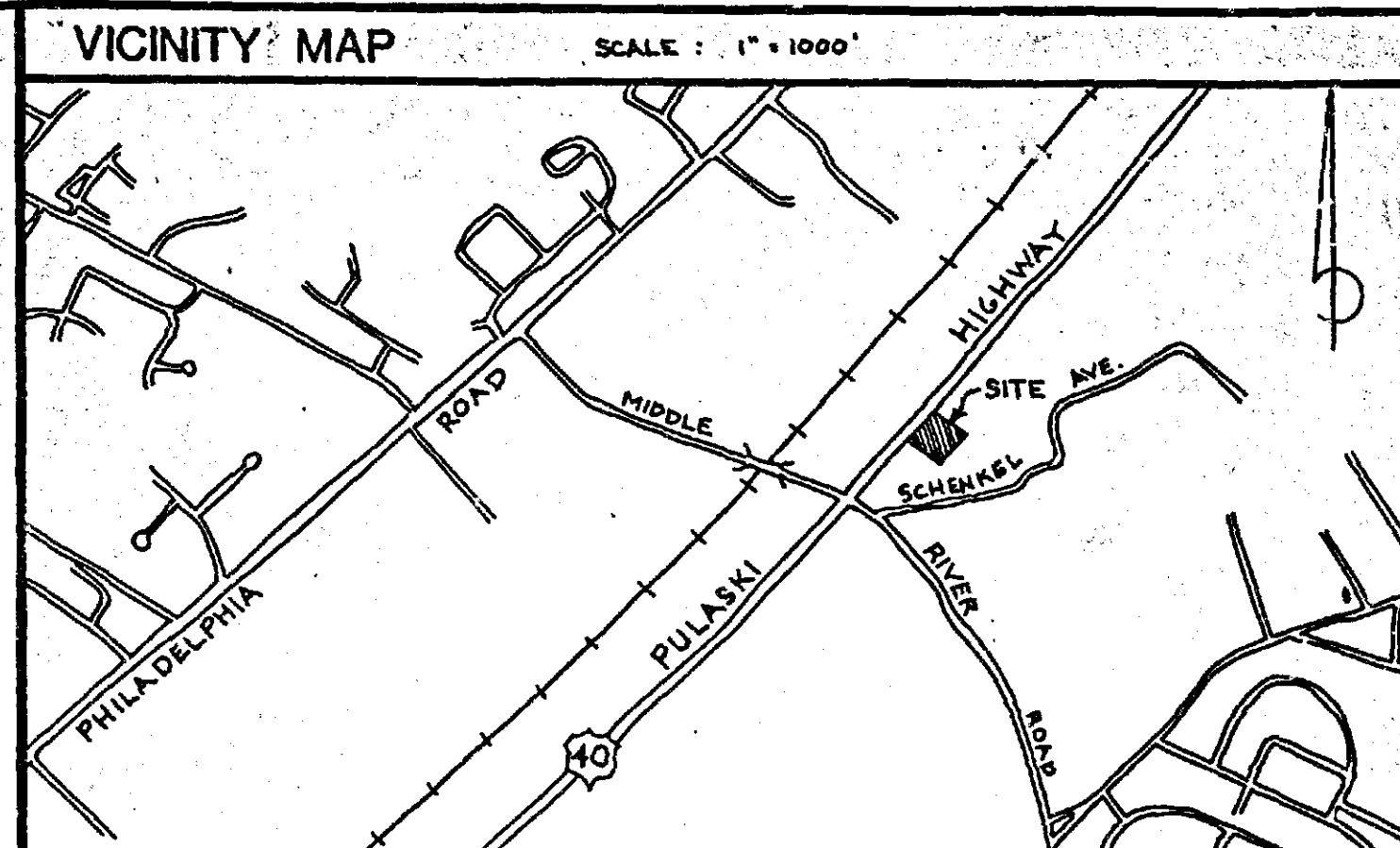






SITE PLAN SCALE: 1" = 30'-0"

**PETITIONER'S  
EXHIBIT 1**



PARKING DATA	
REQUIRED PARKING:	1 SPACE PER MOTEL UNIT 2 SPACES PER CARETAKER QUARTERS UNIT
2 EXIST. CARETAKER QUARTERS	4 SPACES
12 EXISTING MOTEL UNITS	12 SPACES
NEW CARETAKER QUARTERS	2 SPACES
26 NEW MOTEL UNITS	26 SPACES
TOTAL	44 SPACES
HANDICAP REQUIREMENT	2 SPACES
PARKING PROVIDED:	
REGULAR SPACES (8'-0" x 18'-0")	42 SPACES
HANDICAP SPACES (13'-0" x 18'-0")	2 SPACES
TOTAL	44 SPACES

- GENERAL NOTES**
- ELECTION DISTRICT 18
  - DEED REFERENCE 5437/469
  - TAX ACCOUNT NO. 18-09-60082
  - SITE DATA: EXISTING ZONING - ML-CS-1  
SITE AREA (NET) - 43,500 S.F. = 0.9986 ACRES  
SITE AREA (GROSS) - 69,600 S.F. = 1.2741 ACRES
  - FLOOR AREA RATIO:  
PERMITTED: 2.0 x 69,600 S.F. = 139,200 S.F.  
ADJUSTED GROSS FLOOR AREA: 16,220 S.F. = 0.3 F.A.R.
  - EXISTING USE: PROPERTY IS CURRENTLY USED AND OPERATED FULL-TIME AS A MOTEL; INCLUDING (10) MOTEL UNITS, (2) CARETAKER RESIDENCES, AND ONE OFFICE/SUPPORT BUILDING.
  - PROPOSED USE: PROPERTY WILL CONTINUE IN USE AS A MOTEL OPERATED FULL-TIME. EXPANDED FACILITY WILL INCLUDE (26) MOTEL UNITS, (2) CARETAKER RESIDENCES, AND OFFICE SUPPORT SPACE.

**PLAN TO ACCOMPANY ZONING PETITION**

FOR

**THE STAR MOTEL**

9619 PULASKI HIGHWAY BALTIMORE, MD. 21220

**PLAT FOR VARIANCES AND SPECIAL HEARING**

**OWNER/APPLICANT**

MELVIN E. AND PEARL L. ENGLE  
9619 PULASKI HIGHWAY BALTIMORE, MD. 21220  
(301) 687-3169

**ARCHITECT**

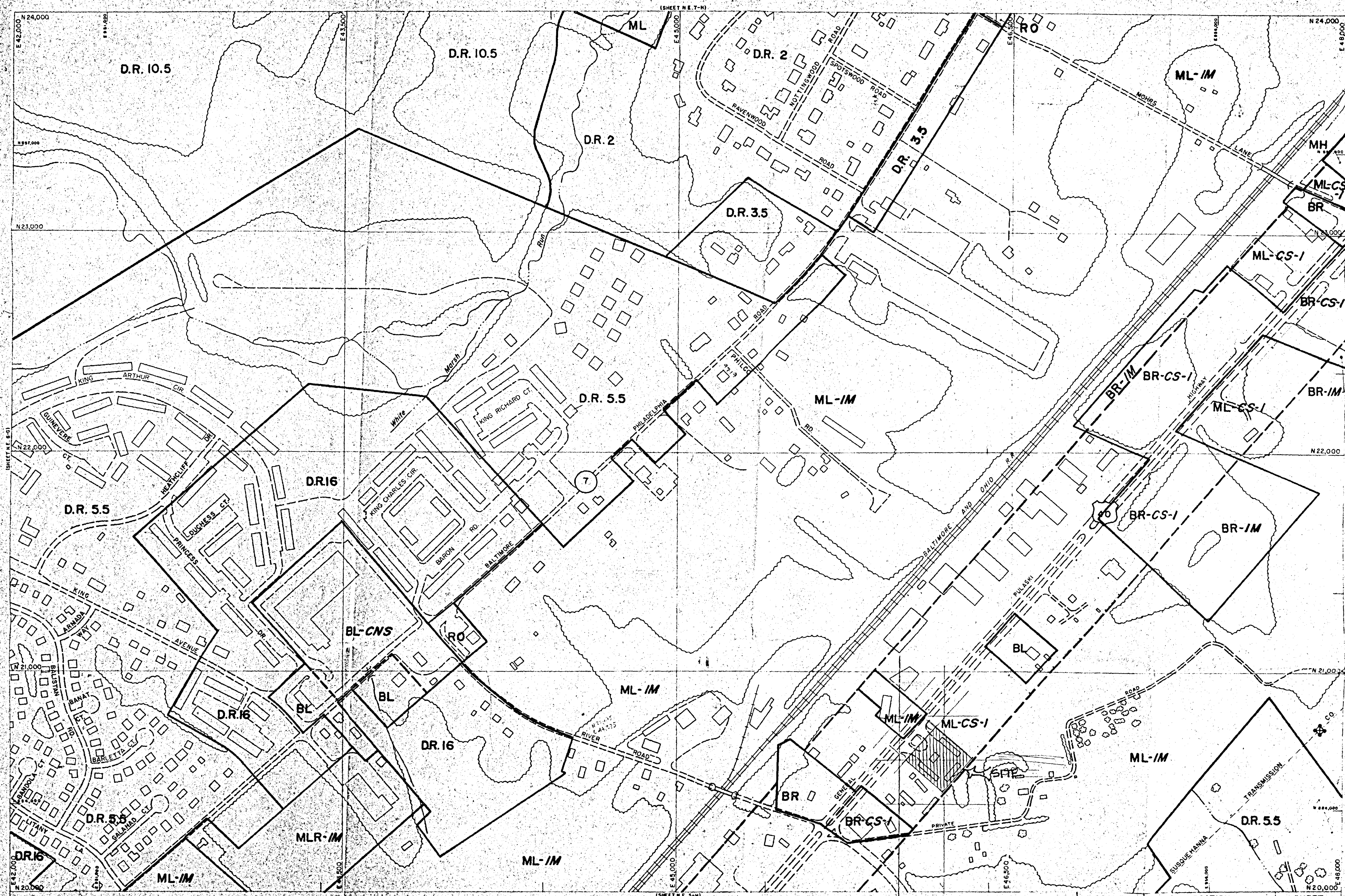
**Lapicki-Smith**  
ASSOCIATES, P.A.  
1010 ST. PAUL STREET, SUITE 21  
BALTIMORE, MARYLAND 21201  
(301) 685-4900

**CIVIL ENGINEER**

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**  
SITE ENGINEERS & SURVEYORS  
6603 YORK ROAD BALTIMORE, MARYLAND 21212


SEAL	REVISIONS	DATE
	210	1-23-90
90-423-SPHA		SHEET





M - SW M - SE  
1 - NW 1 - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-NORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200' ±

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DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
POPLAR

SHEET

N. E.  
6-H

# 270  
90-423-SPHA